

DEVELOPMENT OPPORTUNITY OFFERED AT:  
**\$3,000,000**

**COMPASS**  
**COMMERCIAL**



# 10911

## FOX WOOD COMMERCE DR

NEW PORT RICHEY, FL 34655

Prime owner-user or value-add opportunity along the growing Trinity Boulevard corridor. Formerly a licensed early education center, this vacant, purpose-built facility offers a rare chance to acquire a specialized asset below replacement cost.

Built in 2015, the property features approximately 15 classrooms/offices, multiple restrooms, a kitchen area, outdoor play space, and 30+ parking spaces. Existing HVAC, fire suppression, security systems, and interior build-out minimize renovation costs and allow for quick occupancy.

Ideal for daycare, private school, ABA/therapy, medical, or professional office use, the property offers strong flexibility for operators and investors alike. With limited competing inventory in the area and a recently sold neighboring property, this is a compelling opportunity for occupancy, lease-up, or repositioning.



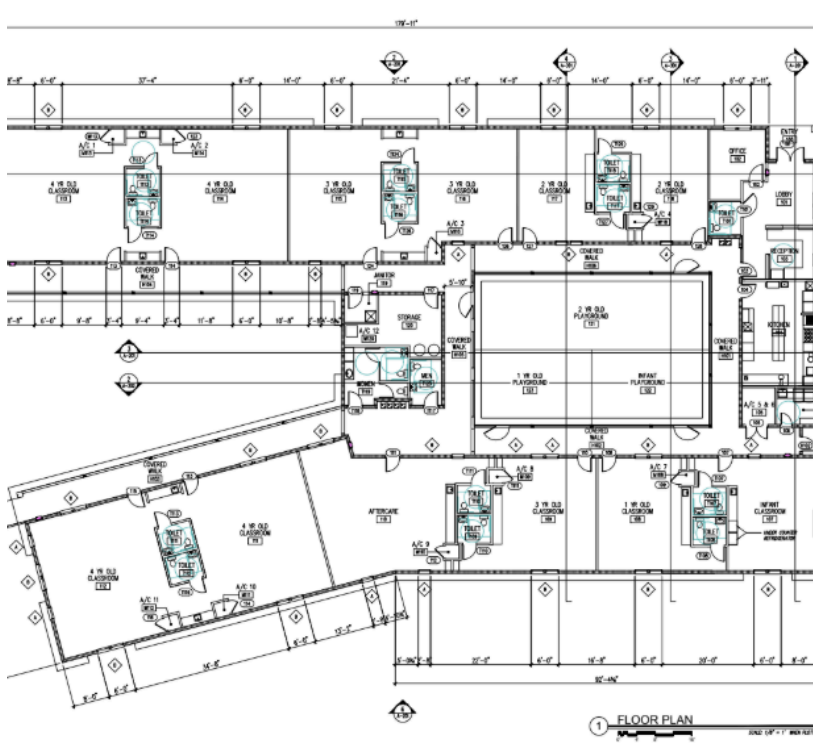
**CASH EALEY**  
(813) 230-2447

### KEY PROPERTY FEATURES

- 1.32 Acres Lot
- 11,259 SqFt Indoor Space
- Built in 2015
- Over 30 Spaces of Common Ground Level Parking Available

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